DEED B: 61703 P: 00784
03/03/2025 04:19 PM Pgs: 8 Fees: $25.00

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

ERECORDED

DURABLE POWER OF ATTORNEY

CJJ 1981-PA

I, CONRAD JOSEPH JAMES JR., residing at 772 Tanners Point Dr., Lawrenceville, Georgia, [30044] hereby appoint Conrad Joseph Jr. of the family James at 772 Tanners Point Dr., Lawrenceville, Georgia, [30044] non-domestic, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below.

This Power of Attorney shall not be affected by my subsequent incapacity. I hereby revoke any and all general powers of attorney and special powers of attorney that previously have been signed by me. However, the preceding sentence shall not have the effect of revoking any powers of attorney that are directly related to my health care that previously have been signed by me.

My Agent shall have full power and authority to act on my behalf. This power and authority shall authorize my Agent to manage and conduct all of my affairs and to exercise all of my legal rights and powers, including all rights and powers that I may acquire in the future. My Agent's powers shall include, but not be limited to, the power to:

a. Conduct any business with any banking or financial institution with respect to any of my accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any checks or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity.

b. Add, delete or change beneficiaries to any financial accounts I own including insurance policies, annuities, retirement accounts, payable on death savings or checking accounts or other investments,

c. Perform any act necessary to deposit, negotiate, sell or transfer any note, security, or draft of the United States of America, including U. S. Treasury Securities.

d. Perform any act necessary to sell, exchange, buy, invest or reinvest any funds used for any transactions in commodity trading accounts both domestic and foreign.

Have access to any safe deposit box that I might own, including its content

1. Open, maintain or close bank accounts (including, but not limited to, checking accounts, savings accounts, certificates of deposit, and business accounts), brokerage accounts, retirement plan accounts, and other similar accounts with financial institutions.

2. Provide for the support and protection of myself, my spouse, or of any minor child I have a duty to support or have established a pattern of prior support, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;

3. Sell, exchange, buy, invest, or reinvest any recorded and unrecorded assets or real, personal or business property owned by me. Such assets or property may include income producing or non-income producing assets and real/personal/business and investment property now owned and hereafter acquired, now existing or ever located.

Georgia, Gwinnett County
This is to certify this is a true and correct copy of POA as the same appears of record in Gwinnett County Superior Court.
Given under my official signature and seal of the Court this 5 day of Mar. 2025
Tonya Moon
Deputy Clerk/Superior Court, Gwinnett County, Georgia

4. Purchase and/or maintain insurance and annuity contracts or, including life insurance and required bonds upon my life or the life of any other appropriate person.

5. Take any and all legal steps necessary to collect any amount or debt owed to me, or to settle any claim, whether made against me or asserted on my behalf against any other person or entity.

6. Enter into binding contracts on my behalf.

7. Exercise all stock rights on my behalf as my proxy, including all rights with respect to stocks, bonds, debentures, commodities, options or other investments.

8. Maintain and/or operate any business that I may now own or create in the future.

9. Employ any and all professional and business assistance as may be appropriate, including, but not limited to, attorneys, accountants, masters of business administration, financial planners, engineers, architects and real estate Agents.

10. Issue any and all required surety, indemnity, performance, bid and any other bonds required for conducting any personal, real property or business transactions.

11. Sell, convey, lease, mortgage, manage, insure, improve, repair, or perform any other act with respect to any of my property (now owned or later acquired) including, but not limited to, real estate and real estate rights (including the right to remove tenants and to recover possession). This includes the right to sell or encumber any homestead that I now own or may own in the future

12. Prepare, sign, and file any documents with any public or private commercial body or agency, including, but not limited to, authorization to:

a. Prepare, sign and file any UCC notices with appropriate agencies as required.

b. Prepare, sign and file copies of all Notarial Claim Notices and subsequent Lien and Levy court presentments related to claim notices in seeking remedies against parties in dishonor.

c. Prepare, sign and mail all Accept for Value statements and related Money Orders thereto for any debts private or public my agent chooses to set aside or discharge.

d. Prepare, sign, mail or present any required Certified Promissory Notes or Bonded Promissory Notes.

e. Prepare, sign and mail any required Bill of Exchanges.

f. Prepare and electronically transmit any required Electronic Fund Transfers.

g. Prepare, sign and mail or electronically submit any IRS forms for the capture and retrieval of any Original Issue Deposits allowed by law.

h. Prepare any and all applications and documents required for membership to the Depository Trust Company and prepare and submit any checks or drafts drawn against DTC accounts set up for payment access to the Principal's Treasury bond accounts.

13. Prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authorization to:

a. Prepare, sign and file income and other tax returns with federal, state, local, and other governmental bodies.

b. Obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

c. Prepare applications, provide information, and perform any other act reasonably requested by any government or its agencies in connection with governmental benefits (including medical, military and social benefits), and to appoint anyone, including my Agent, to act as my "Representative Payee" for the purpose of receiving any benefits my Agent chooses for me to receive.

14. Make gifts from my assets to members of my family and to such other persons or charitable organizations with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), to submit state and federal gift tax returns, and to submit a tax election to split gifts with my spouse, if any. The Agent acting under this instrument shall have the power or authority to (a) gift, appoint, assign or designate any of my assets, interests or rights, directly or indirectly, to such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, (b) exercise any powers of appointment I may hold in favor of such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, or (c) use any of my assets to discharge any of such Agent's legal obligations, including any obligations of support which such Agent may owe to others, including those whom I am legally obligated to support.

15. To transfer any of my assets to the trustee of any revocable trust created by me, if such trust is now in existence or may be created by me in the future.

16. To utilize my assets to fund a trust not created by me, but to which I have established a pattern of funding, or to fund a trust created by my Agent for my benefit or the benefit of my dependents, heirs or devisees upon the advice of a financial adviser.

17. To create, sign, modify or revoke any trust agreements or other trust documents in an attempt to manage or create a trust that was created for my benefit or the benefit of my dependents, heirs or devises. This shall include the creation, modification or revocation of any inter vivos, family living, irrevocable or revocable trusts.

18. Subject to other provisions of this document, my Agent may disclaim any interest, which might otherwise be transferred or distributed to me from any other person, estate, trust, or other entity, as may be appropriate.

19. Have access to my healthcare and medical records and statements regarding billing, insurance and payments.

This Power of Attorney shall be construed broadly as a General Power of Attorney. The listing of specific powers is not intended to limit or restrict the general powers granted in this Power of Attorney in any manner.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

No person who relies in good faith on the authority of my Agent under this instrument shall incur any liability to me, my estate or my personal representative. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

Any power or authority granted to my Agent under this document shall not be limited to preventing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

My Agent shall be entitled to reasonable compensation for any services provided as my Agent as determined solely by my Agent. My Agent shall be entitled to reimbursement of all expenses incurred as a result of carrying out any provision of this Power Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately, and shall not be affected by my disability or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue effective until my death. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated 02/21/2025, at Lawrenceville, Georgia

James, Conrad Joseph Jr, Authorized Representative
CONRAD JOSEPH JAMES JR [redacted]
Last Four: 7613

WITNESS ATTESTATION

The foregoing power of attorney was, on the date written above, published and declared by CONRAD JOSPEH JAMES JR in our presence to be his/her power of attorney. We, in his/her presence and at his/her request, and in the presence of each other, have attested to the same and have signed our names below as attesting witnesses.

First Witness Signature: Minita Griffin

Name: Minita Griffin
Lawrenceville,
State of Georgia,
County of Gwinnett,

Second Witness Signature: Dorena Lampkins, Dorena Lampkins

Name: Dorena Lampkins
Lawrenceville,
State of Georgia,
County of Gwinnett

This document was acknowledged before me on February 21st, 2025

by: James, Conrad Jr, Authorized Representative
WITHOUT RECOURSE

Tiffany Thomas
(signature of notarial officer)

TIFFANY THOMAS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires October 19, 2027

Tiffany Thomas
(printed name)

My commission expires: 10/19/2027

Notice to Person Executing Power of Attorney:

A Power of Attorney is an important legal document. By signing the Power of Attorney, you are authorizing another person to act for you, the principal. Before you sign this Power of Attorney, you should know these important facts:

Your Agent (attorney-in-fact) has no duty to act unless you and your Agent agree otherwise in writing.

This document gives your Agent the powers to manage, dispose of, sell and convey your real and personal property, and to use your property as security if your Agent borrows money on your behalf, unless you provide otherwise in this Power of Attorney.

Your Agent will have the right to receive reasonable payment for services provided under this Power of Attorney unless you provide otherwise in this Power of Attorney.

The powers you give your Agent will continue to exist for your entire lifetime, unless you state that the Power of Attorney will last for a shorter period of time or unless you otherwise terminate the Power of Attorney. The powers you give your Agent in this Power of Attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property, unless you provide otherwise in this Power of Attorney.

You can change or correct the terms of this Power of Attorney only by executing a new Power of Attorney, or by executing an amendment through the same formalities as an original. You have the right to revoke or terminate this Power of Attorney at any time, so long as you are competent.

This Power of Attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. If the Power of Attorney is signed by two witnesses, the witnesses must be mentally competent and they must witness the principal's signing of the Power of Attorney or (2) the principal's signing or acknowledgment of his or her signature. A Power of Attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.

You should read this Power of Attorney carefully. When effective, this Power of Attorney will give your Agent the right to deal with property that you now have or might acquire in the future. The Power of Attorney is important to you. If you do not understand the Power of Attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.

Notice to Person Accepting the Appointment as Attorney-in-Fact:

By acting or agreeing to act as the Agent (attorney-in-fact) under this Power of Attorney, you assume the fiduciary and other legal responsibilities of an Agent. These responsibilities include:

1. The legal duty to: act solely in the interest of the principal; act loyally, with care, competence, and diligence; and avoid conflicts of interest

2. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits, disbursements or other transactions involving the principal's assets or indebtedness.

3. To cooperate with the principal's Agent for health care decisions, should the principal appoint such an Agent, in making decisions in accordance with the principal's desires or in the best interest of the principal if the principal's wishes are not known.

4. The legal duty to preserve the principal's estate plan, if one exists, and the principal's desires for such plan to be preserved.

5. The legal duty to terminate actions as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the follow:

a. Principal's death;

b. Revocation of the Power of Attorney of principal;

c. The arrival of any date stated in the Power of Attorney, which states the termination of the Power of Attorney, if any; or

d. No additional action is required under the Power of Attorney.

6. If you are the spouse of the principal; the Power of Attorney terminates upon legal separation or dissolution of the marriage.

7. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this Power of Attorney as provided by the state and federal laws governing this Power of Attorney.

8. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

You may transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this Power of Attorney specifically prohibits you to transfer property to yourself or accept a gift of the principal's property. If you transfer the principal's property to yourself ignoring specific prohibitions in the Power of Attorney that may exist, you may be prosecuted for fraud and/or embezzlement. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may be sued in civil court.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the Agent (attorney-in-fact) under the terms of this Power of Attorney.

Date: February 21st, 2025

by: James, Conrad Jr, Attorney Representative
WITHOUT RECOURSE
CONRAD JOSEPH JAMES JR [redacted] 7613
Last four:

This document was prepared by:

CONRAD JOSEPH JAMES JR [redacted] 7613
Last four:
772 Tanners Point Dr.
Lawrenceville, GA. [30044]
Living Man